COORDINATE REQUIREMENTS FOR ALL PAVEMENT MARKINGS ON HANCOCK AND THAMES STREET WITH PUBLIC WORKS, AT NO EXPENSE TO THE OWNER

BEGIN BRICK SIDEWALK CONSTRUCTION INSTALL DETECTABLE SURFACE (TYP)

OWNER RESERVES THE RIGHT TO INSTALL A 6' TALL DECORATIVE SCREENING FENCE ALONG THE SITE BOUNDARY- SEE LANDSCAPE PLAN FOR DETAILS

TM 19 BLOCK A LOT 10
N/F
100 FORE STREET LLC
33748/1

TENANT – VETERAN'S ADMINISTRATION

TM 19 BLOCK A LOT 8
N/F
JACKRABBIT LIMITED LIABILITY COMPANY
21919/161
28485/242

LICENSE AGREEMENT USE BY CITY SEE NOTE 4

LICENSE AGREEMENT USE BY JACKRABBIT LLC SEE NOTE 4

4' WIDE STANDARD DUTY PAVED STRIP (TYPICAL)
4' WIDE GRASSED BLOCK PAVERS STRIP (TYPICAL)
4' WIDE STANDARD DUTY PAVED STRIP (TYPICAL)

BOLLARDS AT CORNER (TYP. OF 4)

BOLLARDS (TYP. OF 2 AT GAS ENTRY)
(GAS COMPANY MAY SELECT ALTERNATIVE PROTECTIVE MEASURES)

MATCH EXISTING PAVEMENT

NEW CURB OPENING REQUIRES CITY APPROVAL, INSTALL TIPDOWN AND FLUSH GRANITE CURB ACROSS ENTRANCE

SEE LANDSCAPE PLAN BY MOHR & SERADIN FOR SURFACE TREATMENT FROM R.O.W. LINE TO BUILDING FACE

BIKE RACKS

INSTALL NEW VERTICAL GRANITE CURB PER CITY OF PORTLAND TECHNICAL STANDARDS (TYPICAL)

REMOVE AND RESET OR PROVIDE NEW GRANITE CURBING AROUND TREES, CURB SHALL BE RAISED TO 4" ABOVE GRADE, ADDITIONAL CURB ON STREET SIDE IS REQUIRED FOR FOUR SIDED PLANTER BOX WITH RADIAL CORNERS, COORDINATE WITH CITY ARBORIST AND LANDSCAPE ARCHITECT FOR PROTECTION OR REPLACEMENT OF EXISTING TREES (TYPICAL OF 4)

MAIN ENTRANCE

PLAZA/YARD (SEE LANDSCAPE PLANS FOR DETAILS)

LOADING/TRASH/RECYCLE AREA

OVERHEAD DOOR (TYP)

MATCH EXISTING GRADE AT PROPERTY LINE

VERTICAL GRANITE CURB (CITY STANDARD) TYP.

ACCESS WAY BY CITY OF PORTLAND

INSTALL NEW BRICK SIDEWALK PER CITY OF PORTLAND TECHNICAL STANDARDS (TYPICAL)

ROOF OVERHANG, TYP.

SEE LANDSCAPE PLAN BY MOHR & SERADIN FOR SURFACE TREATMENT FROM R.O.W. LINE TO BUILDING FACE

PROPOSED BUILDING
(SEE ARCHITECTURAL/MEP PLANS FOR ALL INTERIOR UTILITIES LAYOUT)
F.F.E. 14.75

FIRST FLOOR	- 30,624 SF
SECOND FLOOR	- 31,353 SF
THEIRD FLOOR	- 31,353 SF
FOURTH FLOOR	- 9,336 SF
TOTAL	- 102,666 SF

BENCHMARK
GRANITE MONUMENT PLUG
ELEV.: 13.98'

MAINTAIN ALL EXISTING GRANITE MONUMENTS (TYP)
PROVIDE CAST IRON COVER (TYP)

GRANITE BLOCK WALL (SEE LANDSCAPE DETAIL SHEET L3.0)

COORDINATE NEW PLANTINGS WITH LANDSCAPE PLAN AND CITY ARBORIST (TYP.)

250' SHORELINE SETBACK

EXISTING STREETLIGHT TO BE REPLACED (MAY BE REMOVED/RESET DURING CONSTRUCTION)
COORDINATE WITH PUBLIC WORKS AS NECESSARY (SEE ELECTRICAL PLANS)

INSTALL NEW BRICK SIDEWALK PER CITY OF PORTLAND TECHNICAL STANDARDS (TYP.)

PLAZA
(SEE LANDSCAPE PLANS FOR DETAILS)

TM 19 BLOCK A LOT 14
N/F
CITY OF PORTLAND

PARKING LOT TO BE MAINTAINED BY CITY

MOUNTFORT STREET EXTENSION (PROPOSED)
(SUBJECT TO CHANGE)

END BRICK SIDEWALK CONSTRUCTION

GRANITE STEPS (SEE PLAN L-2.0)

RAMP (1:20 MAX.)

THAMES STREET PARKING (BY CITY)

INSTALL DETECTABLE SURFACE IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS (TYPICAL)

RAMP (1:20 MAX.)

REMOVE/RESET STOP SIGN

APPROXIMATE SAWCUT LINE IF CURB IS REMOVED/RESET

PROVIDE CITY STANDARDS CROSSWALK MARKINGS UPON COMPLETION OF CONSTRUCTION (TYP)

HANCOCK STREET
PUBLIC – 60' WIDE
PAVED

THAMES STREET
PAVED – PUBLIC – VARIABLE WIDTH

BRICK SIDEWALK

GRANITE MON. w/PLUG

TO TREATMENT UNIT AND OUTFALL

OCEAN GATEWAY ENTRANCE

PAVED SIDEWALK

GRAN. CURB

WSUZ ZONE

B2 ZONE

N:301478.41
E:2931306.62

N:301391.04
E:2931425.95

N:301702.29
E:2931598.89

N:301619.37
E:2931683.47

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NORTH

Stantec
482 Payne Road Scarborough Court
Scarborough, Maine 04074-8929
Tel. 207.883.3355
www.stantec.com

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Consultants
ARCHITECT
ARCHETYPE
LANDSCAPE SRCHITECT
MOHR & SEREDIN
SURVEYOR
OWEN HASKELL
CONTRACTOR
CIANBRO

Notes

No.	Revision	By	Appd.	YY.MM.DD
6	REVISED PER CONDITIONS OF APPROVAL RELEASED FOR BIDDING	SRB	DBS	17.10.10
5	RESUBMITTED FOR FINAL SITE PLAN REVIEW PRIOR TO OCT. 4, 2017 PUBLIC HEARING	SRB	DBS	17.09.26
4	REVISED BUILDING FOOTPRINT AND UTILITIES - RESUBMITTED TO CITY	SRB	DBS	17.09.11
3	FINAL SITE PLAN REVIEW	SRB	DBS	17.08.08
2	PRELIMINARY SITE PLAN REVIEW	SRB	DBS	17.07.02
1	PRELIMINARY SUBMISSION SUBMITTED TO CITY	SRB	DBS	17.07.11

File Name: 195350450_site | LA | DBS | SRB | 17.07.10
P.E. STEPHEN R. BUSHEY | DWN. | CHK'D. | DSGN. | DATE

Permit-Seal
STATE OF MAINE
STEPHEN R. BUSHEY
No. 7429
LICENSED PROFESSIONAL ENGINEER

Client/Project
0 HANCOCK STREET LLC

THAMES STREET SITE
PORTLAND, MAINE

Title
SITE LAYOUT PLAN

Project No. 195350450
Scale 1" = 20'

Sheet
C-3.0

V:\195\active\195350450\civil\cad\permit\dwg\195350450_site.dwg plt\lettaz 10/10/2017 1:58 PM